058.0	0006	0006.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	767,000	/	767,000
USE VALUE:	767,000	/	767,000
ASSESSED:	767,000	/	767,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
53		LOWELL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WHITE ALEKSANDR J & LAURA F
Owner 2:	
Owner 3:	
Street 1:	53 LOWELL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SCHWARTZ KAREN M -
Owner 2:	WELLNITZ ANDREW B -
Street 1:	53 LOWELL STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .165 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1915, having primarily Vinyl Exterior and 2005 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7200.000	366,300		400,700	767,000
Total Card	0.165	366,300		400,700	767,000
Total Parcel	0.165	366,300		400,700	767,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 382.54 /Parcel: 382.54

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 38587

GIS Ref

GIS Ref

Insp Date 12/04/17

!4977!

PREVIOUS ASSESSMENT

Parcel ID 058.0-0006-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	366,300	0	7,200.	400,700	767,000		Year end	12/23/2021
2021	101	FV	355,800	0	7,200.	400,700	756,500		Year End Roll	12/10/2020
2020	101	FV	355,800	0	7,200.	400,700	756,500	756,500	Year End Roll	12/18/2019
2019	101	FV	267,300	0	7,200.	400,700	668,000	668,000	Year End Roll	1/3/2019
2018	101	FV	255,200	0	7,200.	269,000	524,200	524,200	Year End Roll	12/20/2017
2017	101	FV	235,300	0	7,200.	257,600	492,900	492,900	Year End Roll	1/3/2017
2016	101	FV	235,300	0	7,200.	234,700	470,000	470,000	Year End	1/4/2016
2015	101	FV	222,300	0	7,200.	188,900	411,200	411,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	01:27:30

LAST REV

Date	Time
07/26/18	14:28:51

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 4977

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SCHWARTZ KAREN	54281-35		2/10/2010		459,000	No	No		
CAMPBELL ROBERT	38966-328		4/29/2003		395,000	No	No		
	20561-542		5/1/1990		99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/24/2016	2075	Dormers	32,000	O				
9/23/2004	916	Redo Kit	14,860	C		G6	GR FY06	
11/12/1997	688		29,000					ADD 14X16 ROOM

ACTIVITY INFORMATION

Date	Result	By	Name
12/4/2017	Meas/Inspect	DGM	D Mann
7/20/2017	Measured	DGM	D Mann
7/20/2017	Permit Visit	DGM	D Mann
7/20/2017	Left Notice	DGM	D Mann
5/22/2009	Measured	189	PATRIOT
4/19/2005	Permit Visit	BR	B Rossignol
8/6/2003	MLS	MM	Mary M
10/31/2000	Hearing N/C	201	PATRIOT
2/26/2000	Inspected	276	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	38587
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7200		Sq. Ft.	Site		0	70.	0.79	11			Topo	-10					400,678						400,700	

Total AC/HA:	0.16529	Total SF/SM:	7200	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	400,678	Spl Credit		Total:	400,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.17369080
Const Adj.:	0.99989998
Adj $ / SQ:	158.432
Other Features:	97352
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	450019
Depreciation:	83704
Depreciated Total:	366316

COMMENTS

SCUTTLE , ACROSS COMM.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2004
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

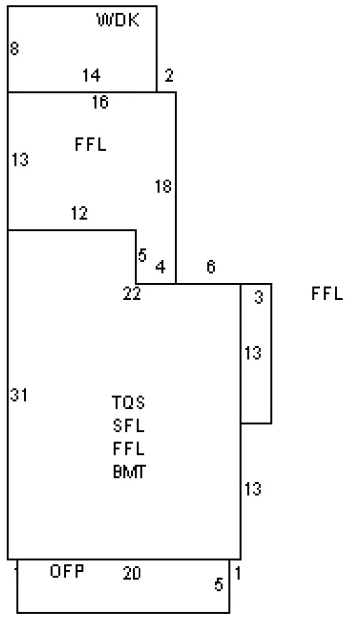
No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	158.43
Special Features:	0	Val/Su Net:	128.57
Final Total:	366300	Val/Su SzAd	182.69

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	899	158.430	142,431
BMT	Basement	632	47.530	30,039
SFL	Second Floor	632	158.430	100,129
TQS	3/4 Story	474	158.430	75,097
WDK	Deck	112	14.930	1,672
OFP	Open Porch	100	33.000	3,300

Net Sketched Area:	2,849			Total:	352,668
Size Ad	2005	Gross Area	3007	FinArea	2005

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

058.0-0006-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc